



1 Bramber Close Crooked Lane, Seaford, BN25 1QA

ROWLAND
GORRINGE

1 Bramber Close
Crooked Lane
Seaford
BN25 1QA
£250,000

A rare opportunity to acquire a 3 bedroom ground floor balcony flat in Bramber Close.

A spacious property with the living room overlooking the well maintained and attractive communal lawns/garden. A balcony accessed through patio doors from the living room also enjoys this aspect. The kitchen sits to the front of the building. Currently bedroom 3 has been set as a separate dining room, with views over the gardens. Bedrooms 1 & 2 both have built in wardrobes with bedroom 1 also having a door to the gardens. A shower room/wc and separate wc complete the accommodation. The property also has a garage within a block to the front of the development.

Further points of interest: Secure phone entry system, Share of Freehold, residents parking and communal garden/s.

Bramber Close is located on Crooked Lane, conveniently situated for Seaford town centre with all its amenities including shops, railway station, bus services, restaurants, cafes, public houses. Whilst the seafront promenade and beach are less than $\frac{1}{2}$ a mile away.



- Ground Floor
- Purpose Built Flat
- Garage
- Secure Phone Entry
- Approximately 848sq. ft
- 3 Bedrooms
- Town Centre Location
- Balcony
- No Onward Chain



Entrance Hall

Kitchen 3.12m x 2.69m (10'2" x 8'9")

Cloakroom/WC

Living Room 4.34m x 4.11m (14'2" x 13'5")

Balcony

Inner Hall

Dining Room/Bedroom 3 2.84m x 2.44m (9'3" x 8'0")

Bedroom 2 3.53m x 3.02m (11'6" x 9'10")

Bedroom 1 4.52m x 3.33m (14'9" x 10'11")

Garage

Residents Parking

Communal Gardens

Communal Entrance/Lobby

Lease:

- Share of Freehold
- Lease Length: (TBC)
- Maintenance: £2740.00 for 2025-26

Council Tax Band: C

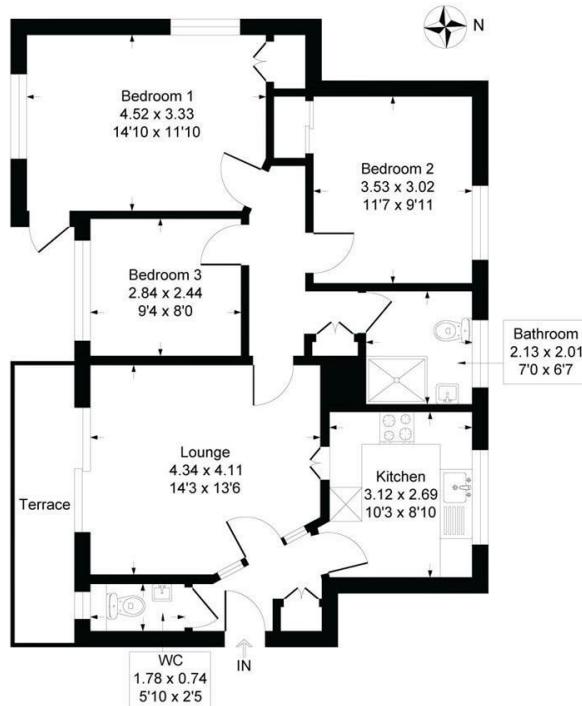
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Approximate Gross Internal Floor Area = 78.7 sq m / 848 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale

Rowland Gorringe Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR
01323 490680

hello@rowlandgorringe.co.uk
www.rowlandgorringe.co.uk



Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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